

CITY OF MESA
MINUTES OF THE
DESIGN REVIEW BOARD
SEPTEMBER 6, 2006

A meeting of the Design Review Board was held in the Lower Level of the Council Chambers 57 East First Street, at 3:30 p.m.

MEMBERS PRESENT

Dave Richins – Vice Chair
Tim Nielsen
Tom Bottomley
Robert Burgheimer

MEMBERS ABSENT

Pete Berzins (excused)
Vince DiBella (excused)

OTHERS PRESENT

Kim Steadman	Andy Russell
Lesley Davis	Lyle Richardson
Debbie Archuleta	Mark Pankratz
Mia Lozano Helland	Beverly Metuvia
John Wesley	Rick Foerster
Krissa Lucas	Mike Moore
Rich McAllister	Jim Moore
Jennifer Griffke	John Erlander
Amy Schackelford	Jeff Welker
Fred Woods	Philip Geib
Doug Himmelberger	Kurt Frimodig
Tim Pleger	Others
Wesley Babcock	

1. Work Session:

CASE: Lot 7 Mesquite Canyon Plaza
SEC Ellsworth & Guadalupe

REQUEST: Approval of an 11,085 sq. ft. retail shops building

DISCUSSION:

Boardmember Tim Nielsen:

- Looks more retail
- Glass 10' to 12'
- More massing for the main tenant

Boardmember Wendy LeSueur:

- Break up the front
- More emphasis on other tenants

Boardmember Rob Burgheimer:

- More detailing from the rest of the center
- Looks like a service building
- Doesn't feel like retail
- Maybe stone on center piece
- Agrees with staff

CASE: Stonehenge
1230 E Baseline

REQUEST: Approval of a 5,337 sq. ft. retail/restaurant building

DISCUSSION:

Boardmember Tim Nielsen:

- Harmonious

Boardmember Rob Burgheimer:

- Tall parapets are a concern. Finish the rears.
- Suggest they put something inside the mesh so it doesn't end up being full of trash.
Maybe gabion
- Show the lights on the follow-up submittal

Boardmember Tom Bottomley:

- Likes the asymmetry
- The rears of the parapets should be different planes
- Could they have small arches over the doors on rear

CASE: HTG West
4309 E Florian

REQUEST: Approval of an 6,678 sq. ft. office building

DISCUSSION:

Boardmember Tim Nielsen:

- Liked the interplay
- Nice Overhangs

Boardmember Rob Burgheimer:

- Nice materials
- Make sure there is articulation of the materials
- Berkley is a green block show that correctly on the follow-up elevations
- Call out fascia

CASE: Superstition Springs Commerce Center
7235 E Hampton

REQUEST: Approval of seven buildings totaling 397,338 sq. ft.

DISCUSSION:

Boardmember Tim Nielsen:

- Maybe a little more pop at the entrances
- Maybe another element or more massing
- Very nice colors
- Heavy looking material needs to be disrupted

Rob Burgheimer:

- Colors are nice
- Prefer integral it adds richness
- You can pre-order masonry
- Area for signage seems very small, it needs to be realistic

CASE: Wings Valet
5655 S Sossaman

REQUEST: Approval of 4 hangers totaling 123,642 sq. ft. and a screen wall

DISCUSSION:

Boardmember Tim Nielsen:

- Could gable end be masonry?
- Needs some masonry

Boardmember Dave Richins:

- Needs a design element that is interesting
- Maybe perf-metal

Boardmember Rob Burgheimer:

- These buildings will be seen above the wall; a hanger is not enough
- This is a very plain building
- Other buildings approved at Williams the last few years are very nice
- Look at the Fighter International building
- These need to be better quality
- Nicer colors

Boardmember Tom Bottomley:

- These buildings will be viewed from Sossaman
- Different texture and color patterns
- Not a metal building with accent stripes

CASE: Market Builders
5135 E Ingram

REQUEST: Approval of a 23,744 sq. ft. office/warehouse building

DISCUSSION:

Boardmember Wendy LeSueur:

- Concern with pedestrian connection to parking on side
- Don't want them walking through the landscaping
- Need more than lantana on the west side; suggest Mexican bird of paradise

Boardmember Tom Bottomley:

- Liked recess of panel joint
- Curved overhang very nice
- Exterior downspouts need to be artistically done
- Needs more texture, maybe the band could be split face
- More play in the wall plane

Boardmember Rob Burgheimer:

- Doesn't like recess panel
- Very flat building

CASE: Phoenix Children's Hospital Clinic & MOB
SWC Southern & Higley

REQUEST: Approval of two medical office buildings totaling 50,362 sq. ft.

DISCUSSION:

Boardmember Rob Burgheimer:

- Nice looking building
- The two buildings are very different
- The Board tries to have some common elements
- Maybe some of the detailing

Boardmember Tim Nielsen:

- Could the masonry be the common element

Boardmember Tom Bottomley:

- Likes the interesting use of joints
- Could they be a reveal not a score line

CASE: El Taco Tote Neon
1050 S Country Club

REQUEST: Approval of neon on an existing building

DISCUSSION:

Staffmember Mia Lozano-Helland confirmed they were proposing red and green neon on a purple band.

CASE: Gateway Business Center
Pecos & Ellsworth

REQUEST: Approval of four office/warehouse buildings totaling 75,114 sq. ft.

DISCUSSION:

Boardmember Dave Richins:

- Liked the high windows

Boardmember Wendy LeSueur:

- Replace the oleander with another color, maybe Valentine Bush

Boardmember Rob Burgheimer:

- The concrete is a great element, why stain it
- Look at integral concrete, or maybe tint
- Like the pop

CASE: Fry's Marketplace/Greenfield & Main Shops
4440 E Main

REQUEST: Approval of 18,032 sq. ft. of shops in place of the existing garden center

DISCUSSION:

Boardmember Tim Nielsen:

- Shade the windows
- Be careful with how the edge returns

Boardmember Wendy LeSueur:

- Maybe an awning of a different material

Boardmember Tom Bottomley:

- Roof seems flat
- Could the yellow element move up or down

CASE: East Valley Sports
NWC Power & Boise

REQUEST: Approval of a 2-story 3,530 sq. ft. sporting goods store

DISCUSSION:

Boardmember Dave Richins:

- No loading zone next to residential
- Solid Waste needs to be rethought, two 90 gallon barrels won't be enough

Boardmember Rob Burgheimer:

- Brick is very nice
- The detailing of the building is not
- Doesn't look retail
- Windows are very small
- All four sides look the same
- More glazing at the lower level
- Don't use faux brick and glue it on
- Grout them and tool the joint

Boardmember Tom Bottomley:

- The building doesn't look approachable
- Concerned with the different types of windows

Boardmember Tim Nielsen:

- A block building wouldn't cost much more and would wear a lot better
- Suggest using rowlock
- Attention to details

2. Call to Order:

Vice Chair Dave Richins called the meeting to order at 5:20 p.m.

3. Approval of the Minutes of the August 2, and August 14, 2006 Meetings:

On a motion by Tim Nielsen seconded by Tom Bottomley the Board unanimously approved the minutes.

4. Design Review Cases:

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CASE #: DR06-68 Power Ranch Mini-Storage
LOCATION/ADDRESS: 8200 E Germann
REQUEST: Approval of an 186,687 sq. ft.
COUNCIL DISTRICT: District 6
OWNER: Gregg Sherwood, Germann Road LLC
APPLICANT: Gregg Sherwood
ARCHITECT: Don Cramer

REQUEST: Approval of a 186,687 sq. ft. mini-storage and boat and RV storage

SUMMARY: This case was on the consent agenda to be continued to October 4, 2006.

MOTION: It was moved by Tim Nielsen and seconded by Wendy LeSueur that DR06-68 be continued to October 4, 2006.

VOTE: Passed 4 – 0

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CASE #: DR06- 72 Cracker Barrel Monument Sign

LOCATION/ADDRESS: Loop 202 & Dobson
REQUEST: Approval of a monument sign
COUNCIL DISTRICT: District 1
OWNER: DeRito/Kimco Riverview
APPLICANT: Design & Engineering
ARCHITECT: Colleer Atwood

REQUEST: Approval of the monument sign for the Cracker Barrel restaurant approved at the August 2, 2006 meeting.

SUMMARY: Doug Himelberger was present to represent the case. He stated he was hoping to make the signs consistent across the site. This case would set the standard for the signs for the center. He stated there were 24 pads that would have these signs.

Boardmember Tim Nielsen confirmed the bases would be made of aluminum with a faux finish. He also confirmed that Mr. Himelberger would prefer to not use the gray for the reveal, but keep the sign white.

Boardmember Wendy LeSueur was concerned the base would be lost behind landscaping. She suggested doing something vertical. She liked the simplicity of the signs.

Boardmember Tom Bottomley thought the white was very strong. He wondered how plain the sides and top should be so they don't fight the base, or should they be allowed to relate the individual buildings. He determined that simple was probably better.

Vice Chair Dave Richins confirmed that white is the color used to tie the center together. It is used in the site furniture, the lighting, the building cornices, etc.

MOTION: It was moved by Tom Bottomley and seconded by Tim Nielsen that DR06-72 monument sign be approved with the following conditions:

1. Compliance with the development as described in the Design Review Board staff report and as shown on the site plan, landscape plan, floor plans and exterior elevations with the following modifications to be provided to Design Review staff for review and approval at least one week prior to submitting construction documents to the Building Safety Division:
 - a. **Change the reveal to match the panel frame and base color.**
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of the Development Services Department (Engineering, Traffic, Solid Waste and Facilities, etc.)
4. Compliance with all requirements of the Subdivision Regulations if the pad/building sites are to be individually owned or if there is to be a condominium form of ownership.
5. All backflow preventers 2" or larger shall be screened with landscape material located within a 6' radius of the backflow preventer. All backflow preventers less than 2" shall be placed in a wire mesh basket and painted to match the primary

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building color.

6. Fire risers, bldg. downspouts & roof access ladders are to be located within the building.
7. Provide two half size color elevations, one full size and one 8-1/2 X 11 set of reproducible revised site plans, landscaping plans and elevations showing compliance with conditions of approval for this case to the Design Review Staff prior to submitting for building permit application.

Further Discussion: This design is approved as a prototype for single-tenant signs (Type 'P') for Riverview. Future signs that follow this design need not be presented to the Design Review Board.

VOTE: Passed 4 – 0

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CASE #: DR06-80 Jack in the Box
LOCATION/ADDRESS: SEC Power & Ray
REQUEST: Approval of a 2,654 sq. ft. restaurant with drive-thru
COUNCIL DISTRICT: District 6
OWNER: R.O.N. Enterprises, L. P.
APPLICANT: Steve Bowen, Jack in the Box
ARCHITECT: Carter Burgess

REQUEST: Approval of a 2,654 sq. ft. restaurant with drive-thru

SUMMARY: This case was on the consent agenda and therefore was not discussed individually.

MOTION: It was moved by Tim Nielsen and seconded by Wendy LeSueur that DR06-80 be approved with the following conditions:

1. Compliance with the development as described in the Design Review Board staff report and as shown on the site plan, landscape plan, floor plans and exterior elevations with the following modifications to be provided to Design Review staff for review and approval at least one week prior to submitting construction documents to the Building Safety Division:
 - a. **The roof access ladder to be located internally.**
 - b. **The service entrance to be recessed or screened.**
 - c. **Approval of a variance to reduce the 100-foot stacking requirement to 89-feet at the drive-thru aisle and approval of the reduction of the required 15' wide foundation base at exterior building walls with public entrances.**
 - d. **Provide black and white or color elevations that include the color schedule.**
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of the Development Services Department (Engineering, Traffic, Solid Waste and Facilities, etc.)
4. Compliance with all requirements of the Subdivision Regulations if the pad/building sites are to be individually owned or if there is to be a condominium form of ownership.
5. All backflow preventers 2" or larger shall be screened with landscape material located within a 6' radius of the backflow preventer. All backflow preventers less than 2" shall be placed in a wire mesh basket and painted to match the primary building color.
6. Fire risers, building downspouts and roof access ladders are to be located within the building.
7. Provide two half size color elevations, one full size and one 8-1/2 X 11 set of reproducible revised site plans, landscaping plans and elevations showing compliance with conditions of approval for this case to the Design Review Staff prior to submitting for building permit application.

VOTE: Passed 4 – 0

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CASE #: DR06-81 Jasmine Court

LOCATION/ADDRESS: 600 block of East Jasmine Cir.

REQUEST: Approval of a landscape plan for a single family subdivision

COUNCIL DISTRICT: District 1

OWNER: HEG Enterprises

APPLICANT: Welker Development Resources

ARCHITECT: SVC Engineering

REQUEST: Approval of a landscape plan for a single family subdivision

SUMMARY: This case was on the consent agenda and therefore was not discussed individually.

MOTION: It was moved by Tim Nielsen and seconded by Wendy LeSueur that DR06-81 be approved with the following conditions:

1. Compliance with the development as described in the Design Review Board staff report and as shown on the landscape plan
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of the Development Services Department (Engineering, Traffic, Solid Waste and Facilities, etc.)
4. Compliance with all requirements of the Subdivision Regulations if the pad/building sites are to be individually owned or if there is to be a condominium form of ownership.

VOTE: Passed 4 – 0

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CASE #: DR06-82 Hillyard Industries Warehouse Addition

LOCATION/ADDRESS: 1755 S Extension
REQUEST: Approval of a 6,289 sq. ft. addition to an existing building
COUNCIL DISTRICT: District 3
OWNER: Hillyard Inc.
APPLICANT: Hillyard Inc.
ARCHITECT: Douglas Sydnor

REQUEST: Approval of a 6,289 sq. ft. addition to an existing building

SUMMARY: This case was on the consent agenda and therefore was not discussed individually.

MOTION: It was moved by Tim Nielsen and seconded by Wendy LeSueur that DR06-82 be approved with the following conditions:

1. Compliance with the development as described in the Design Review Board staff report and as shown on the site plan, landscape plan, floor plans and exterior elevations with the following modifications to be provided to Design Review staff for review and approval at least one week prior to submitting construction documents to the Building Safety Division:
 - a. Provide two 11"x 17" color elevations for the Design Review case file.
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of the Development Services Department (Engineering, Traffic, Solid Waste and Facilities, etc.)
4. Compliance with all requirements of the Subdivision Regulations if the pad/building sites are to be individually owned or if there is to be a condominium form of ownership.
5. All backflow preventers 2" or larger shall be screened with landscape material located within a 6' radius of the backflow preventer. All backflow preventers less than 2" shall be placed in a wire mesh basket and painted to match the primary building color.
6. Fire risers, building downspouts and roof access ladders are to be located within the building.
7. Provide two half size color elevations, one full size and one 8-1/2 X 11 set of reproducible revised site plans, landscaping plans and elevations showing compliance with conditions of approval for this case to the Design Review Staff prior to submitting for building permit application.

VOTE: Passed 4 – 0

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CASE #: DR06-83 **Sonic Drive-In**
LOCATION/ADDRESS: 10060 E Southern
REQUEST: Approval of a 1,530 sq. ft. restaurant with drive-thru
COUNCIL DISTRICT: District 6
OWNER: Bob Stauve
APPLICANT: Stehanie Rowe
ARCHITECT: Stephanie Rowe, RAR Architects

REQUEST: Approval of a 1,530 sq. ft. restaurant with drive-thru

SUMMARY: This case was on the consent agenda and therefore was not discussed individually.

MOTION: It was moved by Tim Nielsen and seconded by Wendy LeSueur that DR06-83 be approved with the following conditions:

1. Compliance with the development as described in the Design Review Board staff report and as shown on the site plan, landscape plan, floor plans and exterior elevations.
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of the Development Services Department (Engineering, Traffic, Solid Waste and Facilities, etc.)
4. Compliance with all requirements of the Subdivision Regulations if the pad/building sites are to be individually owned or if there is to be a condominium form of ownership.
5. All backflow preventers 2" or larger shall be screened with landscape material located within a 6' radius of the backflow preventer. All backflow preventers less than 2" shall be placed in a wire mesh basket and painted to match the primary building color.
6. Fire risers, building downspouts and roof access ladders are to be located within the building.
7. Provide two half size color elevations, one full size and one 8-1/2 X 11 set of reproducible revised site plans, landscaping plans and elevations showing compliance with conditions of approval for this case to the Design Review Staff prior to submitting for building permit application.

VOTE: Passed 4 – 0

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CASE #: DR06-84 Parkwood Ranch Marketplace
LOCATION/ADDRESS: NEC Southern & Crismon
REQUEST: Approval of a 77,884 sq. ft. shopping center
COUNCIL DISTRICT: District 6
OWNER: Crown Builders
APPLICANT: Kevin Kerpan
ARCHITECT: Harvey Unti

REQUEST: Approval of a 77,884 sq. ft. shopping center

SUMMARY: This case was on the consent agenda and therefore was not discussed individually.

MOTION: It was moved by Tim Nielsen and seconded by Wendy LeSueur that DR06-84 be approved with the following conditions:

1. Compliance with the development as described in the Design Review Board staff report and as shown on the site plan, landscape plan, floor plans and exterior elevations with the following modifications to be provided to Design Review staff for review and approval at least one week prior to submitting construction documents to the Building Safety Division:
 - a. Add 22 trees to the Southern Ave frontage.
 - b. Add 23 trees to the Crismon Road frontage.
 - c. Add a landscape island, north side of Shops 'B' between the parking stalls and the employee area.
 - d. Foundation Base (FB):
 - i. Health Club: **May meet code***
 - ii. Shops 'A': **Provide dimension at entry. (15' min.)***
 - iii. Shops 'B': **Provide 10' min. FB at north side parking. ***
 - iv. Auto: **Provide 15' FB on south & west (corner entry). ***
 - v. Pad 'A': **May meet code***
 - vi. Bank: **Provide 15' FB on west elevation. ***
 - vii. Pad 'B': **Provide 15' FB on east elevation. ***
 - viii. Shops 'C': **May meet code***

***Note: The length of the parking stalls is not clear. In some areas the parking appears to overhang into the required FB area by 2'. When using 16' parking stalls, add 2' to the required FB dimension.**
 - e. Fully screen all roof-mounted equipment.
 - f. Fully recess the Service Entrance Section (SES) into each building.
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of the Development Services Department (Engineering, Traffic, Solid Waste and Facilities, etc.)
4. Compliance with all requirements of the Subdivision Regulations if the pad/building sites are to be individually owned or if there is to be a condominium form of ownership.

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5. All backflow preventers 2" or larger shall be screened with landscape material located within a 6' radius of the backflow preventer. All backflow preventers less than 2" shall be placed in a wire mesh basket and painted to match the primary building color.
6. Fire risers, building downspouts and roof access ladders are to be located within the building.
7. Provide two half size color elevations, one full size and one 8-1/2 X 11 set of reproducible revised site plans, landscaping plans and elevations showing compliance with conditions of approval for this case to the Design Review Staff prior to submitting for building permit application.

VOTE: Passed 4 – 0

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CASE #: DR06-85 Hobby Lobby

LOCATION/ADDRESS: NEC Greenfield & Baseline – Major A
REQUEST: Approval of a 60,800 sq. ft. retail building
COUNCIL DISTRICT: District 6
OWNER: Hobby Lobby
APPLICANT: Dirk Crockette
ARCHITECT: Pazdan Smith Group

REQUEST: Approval of a 60,800 sq. ft. retail building

SUMMARY: This case was on the consent agenda and therefore was not discussed individually.

MOTION: It was moved by Tim Nielsen and seconded by Wendy LeSueur that DR06-85 be approved with the following conditions:

1. Compliance with the development as described in the Design Review Board staff report and as shown on the site plan, landscape plan, floor plans and exterior elevations with the following modifications to be provided to Design Review staff for review and approval at least one week prior to submitting construction documents to the Building Safety Division:
 - a. Dome and Gooseneck Fixtures to match approved color for Center (DR06-73). Provide cut sheets.
 - b. Provide cut sheet for Wall Sconce on stone piers (to match Center...DR06-73).
 - c. Provide cut sheet for Round Accent Fixture (to match Center...Dr06-73).
 - d. Provide internal roof drains. Provide a screening device for the overflow scuppers.
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of the Development Services Department (Engineering, Traffic, Solid Waste and Facilities, etc.)
4. Compliance with all requirements of the Subdivision Regulations if the pad/building sites are to be individually owned or if there is to be a condominium form of ownership.
5. All backflow preventers 2" or larger shall be screened with landscape material located within a 6' radius of the backflow preventer. All backflow preventers less than 2" shall be placed in a wire mesh basket and painted to match the primary building color.
6. Fire risers, building downspouts and roof access ladders are to be located within the building.
7. Provide two half size color elevations, one full size and one 8-1/2 X 11 set of reproducible revised site plans, landscaping plans and elevations showing compliance with conditions of approval for this case to the Design Review Staff prior to submitting for building permit application.

VOTE: Passed 4 - 0

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CASE #: DR06-86 Village Inn

LOCATION/ADDRESS: NEC Baseline & Greenfield – Pad B
REQUEST: Approval of a 4,441 sq. ft. restaurant
COUNCIL DISTRICT: District 6
OWNER: Vicorp Restaurants
APPLICANT: Rick Foerster
ARCHITECT: I. John Studebaker

REQUEST: Approval of a 4,441 sq. ft. restaurant

SUMMARY: This case was added to the consent agenda and therefore was not discussed individually.

MOTION: It was moved by Tim Nielsen and seconded by Wendy LeSueur that DR06-86 be approved with the following conditions:

1. Compliance with the development as described in the revised Design Review Board staff report and as shown on the revised site plan, landscape plan, floor plans and exterior elevations.
 - a. Applicant to review parking field landscaping with Design Review staff to ensure that all Site Development Design Standards have been met.
 - b. Applicant to submit complete full size, half-scale and 8 1/2 x 11 copies of architectural drawings, including a full size color print of building elevations, that have been sealed and signed by an Arizona registered architect.
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of the Development Services Department (Engineering, Traffic, Solid Waste and Facilities, etc.)
4. Compliance with all requirements of the Subdivision Regulations if the pad/building sites are to be individually owned or if there is to be a condominium form of ownership.
5. All backflow preventers 2" or larger shall be screened with landscape material located within a 6' radius of the backflow preventer. All backflow preventers less than 2" shall be placed in a wire mesh basket and painted to match the primary building color.
6. Fire risers, building downspouts and roof access ladders are to be located within the building.
7. Provide two half size color elevations, one full size and one 8-1/2 X 11 set of reproducible revised site plans, landscaping plans and elevations showing compliance with conditions of approval for this case to the Design Review Staff prior to submitting for building permit application.

VOTE: Passed 4 – 0

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CASE #: DR06-87 Las Sendas Office
LOCATION/ADDRESS: 7565 E Eagle Crest
REQUEST: Approval of a 2-story, 10,000 sq. ft. office building
COUNCIL DISTRICT: District 5
OWNER: Arizona First Partners LLC
APPLICANT: David Haney
ARCHITECT: Group Renaissance

REQUEST: Approval of a 2-story 10,000 sq. ft. office building

SUMMARY: This case was removed from the consent agenda.

Staffmember Lesley Davis stated that three additional neighbors had requested to be involved in the decision on where to locate the trees.

MOTION: It was moved by Tim Nielsen and seconded by Tom Bottomley that DR06-87 be approved with the following conditions:

1. Compliance with the development as described in the Design Review Board staff report and as shown on the site plan, landscape plan, floor plans and exterior elevations with the following modifications to be provided to Design Review staff for review and approval at least one week prior to submitting construction documents to the Building Safety Division:
 - a. All lighting must be in compliance with the City of Mesa Dark Sky Ordinance. All proposed lighting must be located to mitigate impact on surrounding residences in design, color and location.
 - b. The applicant is to provide a signature from the property owners at 7505, 7514 and 7511 East Tyndall Circle, also 7504 East Torrey Point Circle accepting final tree placement along the eastern boundary of the project. This may be done at the inspection phase of the project. This condition does not allow the removal of required trees from the palette, but allows a shift in the location of those trees to preserve views from these residences.
 - c. Provide elevations of the proposed carport structures. The design and color need to be compatible with the desert landscape with natural materials in an attempt to soften their appearance and allow them to blend with the landscape.
 - d. Provide a revised location for the trash barrel enclosure, away from the residential properties in an inconspicuous location. Include details of the enclosure and any proposed gates. Details to be approved by Design Review staff.
 - e. The SES equipment is to be internal to the building or fully recessed and painted to match the primary building color.
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of the Board of Adjustment if a variance is requested for the required wall along the east property line.
4. Compliance with all requirements of the Development Services Department

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(Engineering, Traffic, Solid Waste and Facilities, etc.)

5. Compliance with all requirements of the Subdivision Regulations if the pad/building sites are to be individually owned or if there is to be a condominium form of ownership.
6. All backflow preventers 2" or larger shall be screened with landscape material located within a 6' radius of the backflow preventer. All backflow preventers less than 2" shall be placed in a wire mesh basket and painted to match the primary building color.
7. Fire risers, building downspouts and roof access ladders are to be located within the building.
8. Provide two half-size color elevations, one full size and one 8-1/2 X 11 set of reproducible revised site plans, landscaping plans and elevations showing compliance with conditions of approval for this case to the Design Review Staff prior to submitting for building permit application.

VOTE: Passed 4 – 0

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CASE #: DR06-88 Famous Dave's
LOCATION/ADDRESS: 202 & Dobson
REQUEST: Approval of a 6,513 sq. ft. restaurant with an 830 sq. ft. patio
COUNCIL DISTRICT: District 1
OWNER: DeRito/Kimco
APPLICANT: Famous Charlie, LLC
ARCHITECT: Janet Pugh

REQUEST: Approval of a 6,513 sq. ft. restaurant with an 830 sq. ft. patio

SUMMARY: This case was on the consent agenda and therefore was not discussed individually.

MOTION: It was moved by Tim Nielsen and seconded by Wendy LeSueur that DR06-88 be approved with the following conditions:

1. Compliance with the development as described in the Design Review Board staff report and as shown on the site plan, landscape plan, floor plans and exterior elevations with the following modifications to be provided to Design Review staff for review and approval at least one week prior to submitting construction documents to the Building Safety Division:
 - a. All landscaping (including foundation base, street frontage and parking lot) are to meet minimum standards as described in Chapter 15 of the Zoning Ordinance. A revised landscape plan that is fully dimensioned and meets these minimum standards needs to be provided to Design Review staff for the case file.
 - b. Provide solid screen walls on either side of the SES equipment that architecturally tie into the building design or fully recess it into the building. The SES must also be painted to match the building. Details to be reviewed and approved by Design Review staff.
 - c. Provide a revised color/material board to Design Review staff. All color and materials must be compatible with Bass Pro Shops and with Cracker Barrel Restaurants for Riverview.
 - d. Provide lighting cut sheets. All parking lot light fixtures must be compatible with the Mesa Riverview Design Guidelines.
 - e. Trash enclosure gates must be opaque and tie into the building design. Zoning Plan Review staff to verify compliance.
 - g. Elevations have been incorrectly identified as to what direction they face. Provide revised elevations that correctly label the direction.
 - h. The site plan and floor plan do not match the elevations at the southwest corner of the building. Details to be worked out with Design Review staff.
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of the Development Services Department (Engineering, Traffic, Solid Waste and Facilities, etc.)
4. Compliance with all requirements of the Subdivision Regulations if the pad/building sites are to be individually owned or if there is to be a condominium form of ownership.

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5. All backflow preventers 2" or larger shall be screened with landscape material located within a 6' radius of the backflow preventer. All backflow preventers less than 2" shall be placed in a wire mesh basket and painted to match the primary building color.
6. Fire risers, building downspouts and roof access ladders are to be located within the building.
7. Provide two half size color elevations, one full size and one 8-1/2 X 11 set of reproducible revised site plans, landscaping plans and elevations showing compliance with conditions of approval for this case to the Design Review Staff prior to submitting for building permit application.

VOTE: Passed 4 – 0

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Appeals of Administrative Design Reviews:

DR04-91 Zahara Las Sendas
NWC Thomas & Power

Philip Gelb represented the case. He stated the project was approved with decorative metal elements; however, due to the cost of construction and engineering requirements he did not want to spend the money on the metal elements. He presented photos of the adjacent Walgreen's and an office project still under construction across Thomas Road and stated he was being asked to do more than anyone else in the area.

Boardmember Tom Bottomley thought the buildings did not have a lot of color and accent elements were needed.

Boardmember Tim Nielsen stated the project had a lot of richness. He thought the walls needed to be broken up. He suggested the applicant find an alternative accent material. He was not in favor of allowing the applicant to simply eliminate the elements or replace the elements with signage.

Boardmember Wendy LeSueur stated she liked the metal elements. She thought the building needed some type of accent.

Boardmember Dave Richins stated the applicant needs to work with staff to find a compromise. He stated there needed to be some type of accent element.

MOTION: It was moved by Tim Nielsen and seconded by Wendy LeSueur that the applicant either provide the approved elements, or work with staff to provide an alternative material for the accents.

Boardmember Tom Bottomley stated the buildings need to be broken up and the element needs to be a different color. Retain the proportions of the approved accents. Consider revising the material, or even providing recesses, painted a different color, in place of the projecting metal accents.

VOTE: Passed 4 – 0

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Other Business:

50' tall cellular clock tower
3654 N Power

Staffmember Lesley Davis explained that this project had been approved by the Board of Adjustment, with a condition that the applicant work with Design Review staff on the final design of clock tower. The applicant stated the texture and color would match the Zahara office project.

Vice Chair Dave Richins thought there should be more detail at the top. He liked the traditional clock face.

Boardmember Tim Nielsen thought there should be landscaping at the base of both the clock tower and the vault. He was concerned with the base of the tower. He wondered what this would look like to pedestrians walking along Power. He did not want signage placed on the tower.

Boardmember Tom Bottomley thought the tower was very flat. He confirmed the base would be capped so no one can get into it; the texture would be a simulated coating; and the clock face would be copper. He thought the form was interesting, however; he did not want a lot of texture that would collect dirt. He thought a smooth texture would be better.

Discussion of detailing of the rear elevations of parapets

During the work session the Board agreed the rear elevations (of pop-out, pop-up elements) should be finished if the parapet is higher than one or two feet above the surrounding parapets. The Board did not want to see very large cornices wrapping around thin walls at the rear of pop-ups.

Respectfully submitted,

Debbie Archuleta
Planning Assistant

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